



## Grange-over-Sands

**£485,000**

Woodhouse, 8 Rockwell Gardens, Grange-over-Sands, Cumbria, LA11 6DJ

Located in a sylvan setting, tucked away, on the edge of this quiet, residential cul-de-sac is Woodhouse, a wonderful, spacious, light and bright 3 Bedroom Detached House which enjoys breath-taking Bay views to the front and lovely woodland views to the rear!

Comprising Hallway, Lounge, Dining Kitchen, 3 Bedrooms (1 En-suite), Bathroom, Garage, Gardens, Timber storage shed, and ample Parking for cars and a camper van.

### Quick Overview

Detached - 3 Bedrooms  
1 Reception - 2 Bath/Shower Rooms  
Elevated Location  
Peaceful, residential, tranquil setting  
Excellent Bay and Woodland Views  
Splendid walks from the door step  
Neatly presented  
Lovely Gardens  
Ample Parking and Attached Garage  
Superfast Broadband speed 55mbps available\*



3



2



1



E



55 Mbps



Attached Garage  
and Parking

Property Reference: G2905



Lounge



Lounge



Dining Area



Kitchen

**Description** This property may just occupy one of the best situations in Grange with beautiful, contrasting views to the front and rear. With delightful walks right from the doorstep and just a short drive/walk into town, so away from any hustle, bustle and noise. What could be better than this?

Woodhouse has been owned, loved and well maintained by the current vendor since 1992 and the next new owner will certainly not be disappointed. The rooms throughout are spacious and light and the whole property is welcoming and neatly presented. There may now be areas that perhaps need a refresh, but this can be done at the new owners convenience. This property should have a broad appeal and with the good outside space and its location in particular it will make a super family home.

Steps lead up to the Terrace, where you can stand and admire the super views. The main door opens into the enclosed Porch and then into the Hallway with useful under-stairs storage cupboard and stairs rising to the First Floor. To the left is the Lounge which is a lovely, spacious and airy room with 2 sets of French doors leading to the Terrace and a further side window. A warming open fire is set into a stone fire place with additional stone display area. There are charming views towards Morecambe Bay over roof tops. The Dining Kitchen enjoys a triple aspect with full length window providing partial Bay views, side window and rear window looking into the rear Garden and into the woods. This generous room provides ample space for formal dining. The Kitchen has a good range of wall and base cabinets painted cream with space for oven, under-counter fridge and dishwasher. Double drainer stainless steel sink unit, rear entrance door and door to the Hallway. Off the Kitchen is the walk-in Utility Room with plumbing for washing machine and space for additional freezer if required.

The Stairs lead up to the Half Landing with the Master Bedroom off. This Bedroom has very generous dimensions and wonderful views towards Morecambe Bay and the fells beyond. This incredible and enviable view changes by the hour - a relaxing chair by the window is an absolute must! There is a further smaller rear window enjoying the rear woodland aspect. The En-suite Shower Room has a coloured suite comprising WC, bidet, pedestal wash hand basin and shower enclosure.

Bedroom 2 is a second well proportioned double room, again making the most of the magnificent views. Built in wardrobes with Study off. The Study has limited head height and could become a walk-in wardrobe or perhaps an En-Suite or Nursery (subject to the relevant planning consents). Bedroom 3 is well proportioned single room again with excellent views towards Morecambe Bay.

The family Bathroom has a 3 piece white suite comprising bath, pedestal wash hand basin and WC. Tiled walls and airing cupboard housing the hot water cylinder.



View



Lounge



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom

Outside is the Attached Garage with remote controlled up and over door, power, light and water. Wall mounted gas central heating boiler. Parking for several cars and a camper van on the driveway.

The Gardens are lovely with the front having recently become a charming, low maintenance wild flower meadow with central limestone pond teeming with wildlife. To the side there is a Greenhouse and additional access to the paved terrace which is charming and catches the morning sun. This space is very generous and is a wonderful area for relaxing, outdoor dining and simply enjoying the peace and views. The rear Garden is slightly sloping with lawned areas and central pathway all surrounded by woodland. Deep, well stocked flower borders, raised vegetable beds, a lovely seating area with bench and 'Barkers' timber store all surrounded by stone walled boundaries.

**Location** Situated in an elevated position it is a little known, peaceful residential cul-de-sac on the outskirts of Grange over Sands yet only half a mile from the Town Centre where a variety of amenities such as Railway Station, Primary School, Post Office, Medical Centre, Library, Cafes, Tearooms and local shops can be found. Grange is known for its friendly residents, 'micro-climate' and picturesque Edwardian Promenade, Band Stand and Ornamental Gardens.

Just 20 minutes from J36 of the M6 motorway and a similar distance from the base of Lake Windermere, Grange over Sands is well situated.

To reach the property proceed up Grange Main Street turning right at the mini-roundabout. Go straight ahead at the crossroads into Grange Fell Road and proceed up the hill taking the 7th right into Charney Road. Follow the road around into Charney Well Lane and bear left into Rockwell Gardens. Keep right and proceed up the private driveway. Woodhouse can be found at the top.

**Accommodation (with approximate measurements)**

**Entrance Hallway**

**Lounge** 18' 9" x 11' 10" (5.72m x 3.61m)

**Dining Kitchen** 26' 11" x 10' 5" (8.2m x 3.18m)

**Utility Room** 5' 10" x 5' 4" (1.79m x 1.63m)

**Bedroom 1** 16' 11" max x 9' 11" min x 15' 10" (5.16m max x 3.04 min x 4.85m)

**En-Suite Shower Room**

**Bedroom 2** 13' 4" inc wardrobe x 11' 10" (4.07m inc wardrobe x 3.61m)

**Study** 8' 0" x 5' 10" (2.46m x 1.79m)

**Bedroom 3** 11' 4" x 8' 9" (3.45m x 2.67m)

**Bathroom**

**Garage** 16' 11" x 15' 10" (5.17m x 4.84m)

**Garden Store** 7' 8" x 5' 8" (2.34m x 1.73m)

**Terrace** 28' 3" x 7' 9" (8.63m x 2.37m)



Bedroom 1



Terrace



Rear Garden



Study



Rear Aspect and Garden

**Note:** A footpath is adjacent to the property and leads up in to Yewbarrow Woods.

**Services:** Mains water, electricity, gas and drainage. Gas central heating to radiators.

**Tenure** Freehold. Vacant possession upon completion.

\*Checked on <https://checker.ofcom.org.uk/> 12.4.24 not verified

**Council Tax:** Band F. Westmorland and Furness Council

**Viewings:** Strictly by appointment with Hackney & Leigh Grange Office.

**What3words:** <https://what3words.com/tablet.guesswork.fight>

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.

**Rental Potential:** If you were to purchase this property for residential lettings we estimate it has the potential to achieve £950 - £1000 per calendar month. For further information and our terms and conditions please contact our Grange Office.

## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **015395 32301** or request online.



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# Rockwell Gardens, Grange-Over-Sands, LA11

Approximate Area = 1376 sq ft / 127.8 sq m

Limited Use Area(s) = 47 sq ft / 4.3 sq m

Garage = 272 sq ft / 25.2 sq m

Total = 1695 sq ft / 157.3 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Hackney & Leigh. REF: 1115484

A thought from the owners – On sunny days in Winter the sitting room gets some 'free' heating from 10.00 am until 3.00pm.

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